

RESOLUTION NO. OB-2014-23

**A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF CATHEDRAL CITY AUTHORIZING THE CONVEYANCE OF FORMER REDEVELOPMENT AGENCY HOUSING PARCELS TO THE CITY OF CATHEDRAL CITY AS THE FORMER REDEVELOPMENT AGENCY'S HOUSING SUCCESSOR AGENCY IN ACCORDANCE WITH CALIFORNIA HEALTH & SAFETY CODE SECTIONS 34177 AND 34181**

**WHEREAS**, in accordance with the provisions of the California Community Redevelopment Law (Health and Safety Code section 33000, *et seq.* ("**CRL**"), the City Council of the City of Cathedral City ("**City**") previously established the Redevelopment Agency of the City of Cathedral City, a public body, corporate and politic ("**Agency**"), to carry out the purposes of and exercise the powers granted to community redevelopment agencies in accordance with the CRL;

**WHEREAS**, the Agency established three redevelopment project areas, subsequently becoming a single Merged Project Area in 2006 (the "**Project Area**"), to carry out the redevelopment and revitalization of properties within the Project Area in accord with the approved redevelopment plan for the Project Area (the "**Redevelopment Plan**") adopted under the authority of the CRL;

**WHEREAS**, on February 1, 2012, the Agency was dissolved in accord with Assembly Bill IX26 (Stats. 2011, 1st Ex. Sess., Ch. 5) ("**AB 26**"), and its rights, powers, duties and obligations were transferred to a "successor agency" (as defined by CRL section 34171(j) and section 34173);

**WHEREAS**, in accord with AB 26, the City Council took official action electing to become the former Agency's successor agency ("**Successor Agency**") in accord with CRL section 34173;

**WHEREAS**, under CRL section 34173, the Successor Agency succeeded to all of the former Agency's rights and assets, including its housing assets;

**WHEREAS**, in accord with AB 26, the City Council took official action electing to become the successor to the former Agency's low and moderate income housing powers, duties, and obligations ("**Housing Successor Agency**");

**WHEREAS**, an oversight board ("**Oversight Board**") was formed for the Successor Agency in accord with CRL section 34179 and it exercises the powers and carries out the responsibilities given to it under Part 1.85 of Division 24 of the CRL;

**WHEREAS**, CRL section 34176(a)(1) and section 34177(g) require that the Successor Agency transfer all of the former Agency's housing assets to the Housing Successor Agency;

**WHEREAS**, the properties identified on the attached Exhibit A ("**Housing Parcels**") were acquired by the former Redevelopment Agency of Cathedral City for low and moderate

income housing related purposes and thus are housing assets (as defined under CRL section 34176(e)(1)) of the former Agency;

**WHEREAS**, the Housing Parcels were not originally identified for transfer to the Housing Successor Agency on February 1, 2012; and,

**WHEREAS**, parcel number 677-510-061 was a lot line adjustment done in 2011 and recorded in 2012 as a condition of approval for the development of a housing project for the purposes of accommodating a utility easement. The parcel has no value and cannot be sold. This transfer is the clear title only; and,

**WHEREAS**, parcel number 680-442-039 was donated in 1998 to Episcopal Community Services for \$1 for low cost housing to people with special needs and title was not properly conveyed and requires correction to proper owner pursuant to a disposition and development agreement executed in December 1998; and

**WHEREAS**, parcel 680-482-018 is a detention basin to an adjacent housing development whereby the developer was required to deed this parcel to the Housing Agency of the former Redevelopment Agency for water runoff;

**WHEREAS**, these Housing Parcels were not reflected on the asset transfer list by error as they were not on the Agency's books; and

**WHEREAS**, CRL section 34181(c) authorizes the Oversight Board to direct the Successor Agency to convey the Housing Parcels to the Housing Successor Agency;

**WHEREAS**, CRL section 34181(f) requires that the conveyance be authorized by an Oversight Board resolution adopted at a public meeting held after no less than ten (10) days' notice to the public; and

**WHEREAS**, the Oversight Board has adopted this Resolution at a public meeting held no less than ten (10) days after public notice of the specific actions authorized by this Resolution.

**NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY OF THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF CATHEDRAL CITY AS FOLLOWS:**

**Section 1.**     Transfer of Housing Parcels to the City as the Housing Successor Agency. Following the effectiveness of this Resolution as described in Section 4, below, the Successor Agency is directed to convey fee simple title to the Housing Parcels to the City (as the Housing Successor Agency) for no consideration. The conveyance may be made by grant deed or by quitclaim deed. The Housing Parcels must be held, used, encumbered, and conveyed by the City consistent with and subject to the CRL's affordable housing requirements.

**Section 2.**     Ratification of Prior Acts and Authority for Future Acts. The Successor Agency and its staff are authorized and directed to do any and all things, and to execute any and all documents, which they may determine to be necessary or advisable to effectuate this Resolution. All previously-taken acts and previously-executed documents are ratified.



**Section 3. CEQA.** This Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code section 21000 *et seq.*) ("CEQA"). Pursuant to the State CEQA Guidelines (14 Cal Code Regs section 15000 *et seq.*) (the "Guidelines"), the Oversight Board has determined that the approvals and authorizations given by this Resolution are not a project under CEQA and that the adoption of this Resolution is exempt therefrom because it is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment (Guidelines section 15378(b)(5)). Further, it can be seen with certainty that there is no possibility that the approvals and authorization may have a significant effect on the environment because this Resolution does not authorize the development of land or permit any new use of land which will result in a significant effect on the environment and, thus, the action is exempt from CEQA (Guidelines section 15061(b)(3)). The Successor Agency is directed to prepare and post a notice of exemption pursuant to Guidelines section 15062.

**Section 4. Effectiveness.** This Resolution will become effective as provided by CRL section 34181(f).

The foregoing Resolution was duly and regularly adopted at a regular meeting of the Oversight Board to the Successor Agency of the Redevelopment Agency of Cathedral City held on Feb 27, 2014 by the following vote:

AYES: De Rosa, Bradley, Scott, Aguilar, Arthur

NOES: NONE

ABSENT: HOWELL

ABSTAIN: NONE

APPROVED:

  
\_\_\_\_\_  
CHAIR

ATTEST:

  
\_\_\_\_\_  
Oversight Board Secretary

**EXHIBIT A**  
**DESCRIPTION OF HOUSING PARCELS**

**EXHIBIT "A"**

**TO DEED TO THE CITY OF CATHEDRAL CITY  
AS SUCCESSOR HOUSING AGENCY**

**APN 677-510-061**

Parcel "A" as described in the Corrected Certificate of Compliance for Lot Line Adjustment No. 2011-462, recorded on April 26, 2012, as Instrument No. 2012-0188795, in Official Records of Riverside County, California.

**APN 680-442-039**

Lot 209 of Ramon Palms No. 3, as shown by map on file in Book 24, at Page 91 of maps, Records of Riverside County, California.

Said land is also described in the Grant Deed from Jack Kemp, Secretary of the United States Housing and Urban Development Department, recorded on February 26, 1991, as Instrument No. 63141, in Official Records of Riverside County, California.

**APN 680-482-018**

The North one-half of Lot 100 of Rancho Vista Estates No. 2, as shown by map on file in Book 22, at Page 39, of Maps, Records of Riverside County, California.

Said land is also described in the Grant Deed to the City of Cathedral City Redevelopment Agency, recorded on January 16, 2004, as Instrument No. 2004-0033716, in Official Records of Riverside County, and in the Quitclaim Deed to the Cathedral City Redevelopment Agency, recorded on March 28, 2007, as Instrument No. 2007-0210307, in Official Records of Riverside County.